

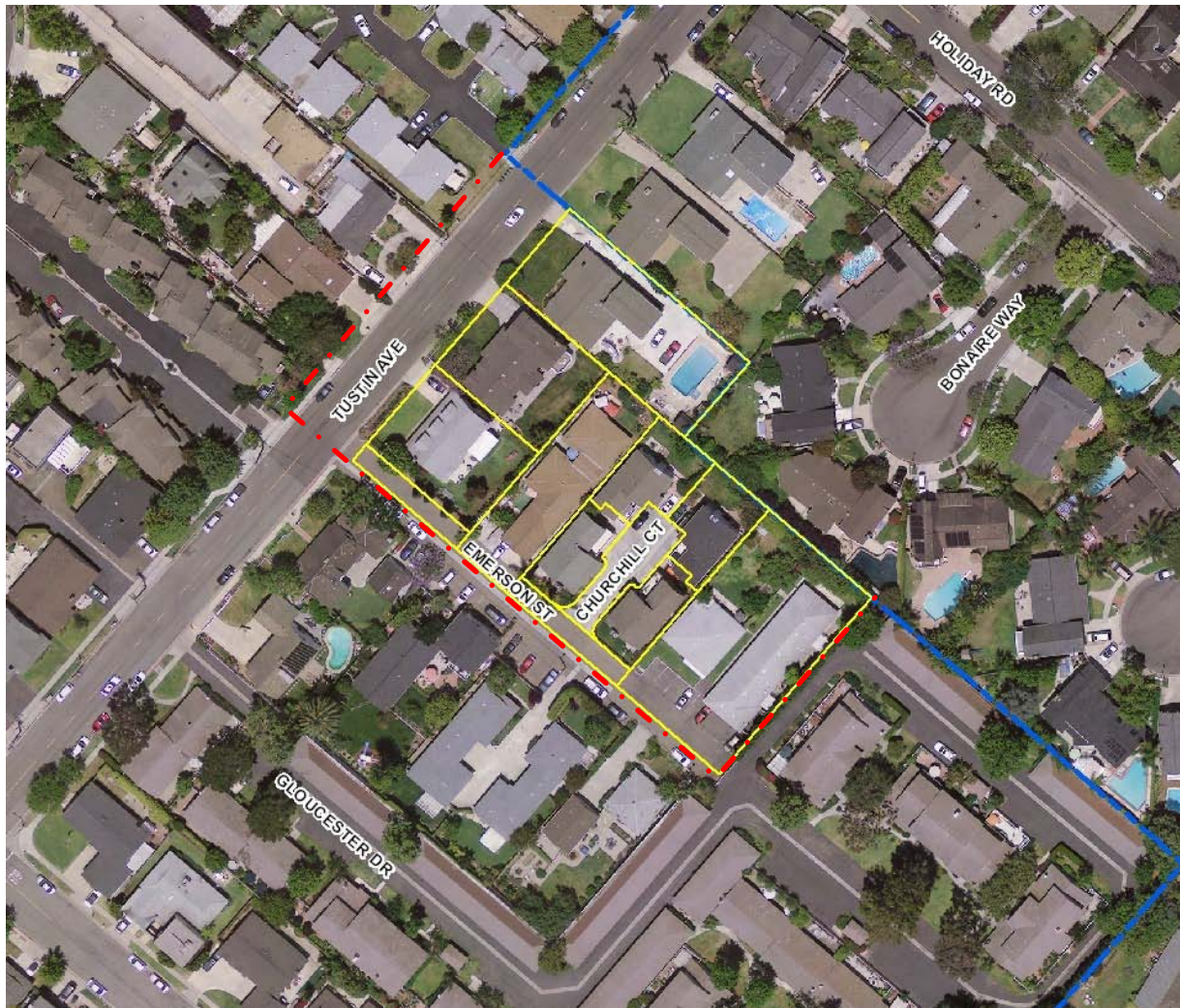
# Emerson Island Annexation



Planning Commission  
Public Hearing  
November 8, 2012



# Vicinity Map



# Background



- Emerson Island placed in SOI in 2003
- General Plan and Zoning Code Amendments previously approved
- New amendments required due to code updates
- The previously adopted Negative Declaration is still effective for the proposed amendments



# Site Photographs



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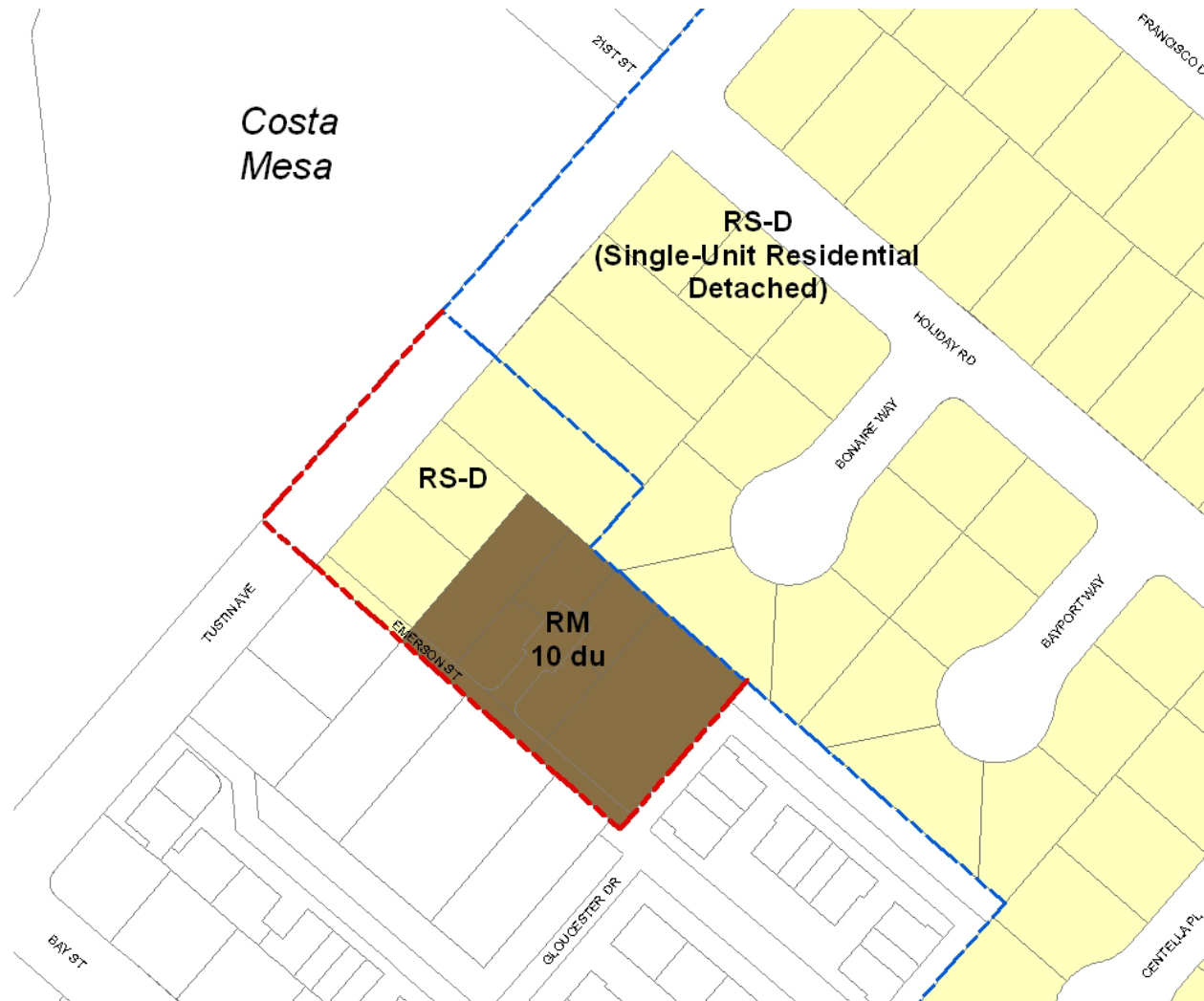




# Site Photographs



# Proposed Land Use





# Proposed Zoning



# Considerations



- Annexation beneficial for the City, residents, and property owners
- Establishing compatible, consistent, and fair land use and zoning designations

# Recommendation



- Conduct a public hearing
- Adopt Draft Resolution recommending City Council approval of General Plan Amendment No. GP2012-001 and Zoning Code Amendment No. CA2012-002



# Next Steps



- Planning Commission recommendation forwarded to the City Council
- If approved by City Council, application will be made to OC LAFCO
- If approved by OC LFACO, amendments effective when the annexation is complete



For more information contact:

Fern Nueno  
949-644-3227  
[fnueno@newportbeachca.gov](mailto:fnueno@newportbeachca.gov)  
[www.newportbeachca.gov](http://www.newportbeachca.gov)